



**Contra
Costa
County**

To: Wiedemann Ranch GHAD Board of Directors
 From: Patricia E. Curtin, GHAD Attorney and General Manager
 Date: June 21, 2022

Subject: Wiedemann Ranch GHAD Program Budget 2022/23

RECOMMENDATION(S):

ADOPT Wiedemann Ranch GHAD Resolution No. 2022/01 adopting the GHAD budget for 2022/2023 fiscal year, updating the GHAD Manager payment limit pursuant to the Consulting Services Agreement, and authorizing the suspension of the assessment levy for fiscal year 2022/2023 for the Norris Canyon Estates and Henry Ranch developments.

FISCAL IMPACT:

The GHAD is funded 100% through assessments levied on properties within the GHAD.

BACKGROUND:

On September 1, 1998, the Contra Costa County Board of Supervisors adopted Resolution 98/438 approving the formation of the Wiedemann Ranch Geologic Hazard Abatement District (GHAD) which included Norris Canyon Estates development and appointed itself to serve as the GHAD Board of Directors.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **06/21/2022** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
 Candace Andersen, District II Supervisor
 Diane Burgis, District III Supervisor
 Karen Mitchoff, District IV Supervisor
 Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: June 21, 2022

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Halley Ralston
 909.373.5457

cc:

BACKGROUND: (CONT'D)

Four developments have been annexed into the GHAD since its formation in 1998. These include:

- Henry Ranch (Subdivision 8118) in San Ramon on April 11, 2000, with the adoption of Resolution Nos. 2000/166 and 2000/167
- Elworthy Ranch in Danville on July 29, 2014, with the adoption of Resolution 2014/03
- Red Hawk (formerly Podva Property) (Subdivision 9309) in Danville on January 19, 2016 with the approval of Resolution 2016/01
- Magee Preserve (Subdivision 9291) in Danville on July 13, 2021 with the approval of Resolution 2021/03

The Magee Preserve development was annexed into the Wiedemann Ranch GHAD, but an assessment has yet to be approved and currently receives no services from the GHAD. As part of the preparation for the GHAD's FY 2022/23 budget, the GHAD Manager reviewed the current GHAD reserves. The GHAD has exceeded its target reserve rate of accumulation forecast estimates in the approved 1998, 2001, 2014, and 2016 Engineer's Reports for developments within the GHAD. The GHAD Manager recommends suspension of the levy for FY 2022/23 for properties within the Norris Canyon Estates and Henry Ranch developments only based on these developments having met the following conditions.

- Unencumbered reserve funds collected from the Norris Canyon Estates and Henry Ranch within the GHAD exceed the target reserve amount estimated in their respective Engineer's Reports.
- Reserve funds collected from the Norris Canyon Estates and Henry Ranch within GHAD exceed the dollar amount estimated for a large-scale repair
- Plan of Control responsibilities within the Norris Canyon Estates and Henry Ranch have been transferred from the developer to the GHAD

Levies for the Elworthy Ranch and Red Hawk developments will still be imposed at the assessment limit as they have not yet collected reserve funds that exceed the dollar amount estimated for a large-scale repair. The budget prepared for the 2022/23 FY reflects the suspension of the levy for FY 2022/23 for the Norris Canyon Estates and Henry Ranch developments Fiscal Year 2022/23.

As provided in the approved Engineer's Reports, the assessment limits for all of the developments within the GHAD will continue to be adjusted for inflation annually. The proposed levy suspension for FY 2022/23 for the Norris Canyon Estates and Henry Ranch developments do not preclude the GHAD Board in the future from increasing or

decreasing the levy of the assessment up to the inflation adjusted assessment limit. This determination is made by the GHAD Board each year in approving the annual budget for the GHAD. As long as the GHAD Board levies future assessments in accordance with the Engineer's Report, a vote of property owners is not required; a vote is only required if the assessment limit is increased beyond that allowed in the Engineer's Reports.

The GHAD Board is requested to adopt a budget for the GHAD operations each fiscal year. The GHAD Board is being requested to adopt the fiscal year budget for 2022/2023 as prepared by the GHAD Manager which is attached to Resolution No. 2022/01. In addition, the GHAD Board is being requested to update the GHAD Manager payment limits under the existing Consulting Services Agreement as required by that Agreement. The budget attached to Resolution No. 2022/01 identifies that limit at \$184,150.

CONSEQUENCE OF NEGATIVE ACTION:

The GHAD will not be able to continue operation starting July 1, 2022 if the budget is not approved.

ATTACHMENTS

Wiedemann Ranch GHAD Resolution No. 2022/01

Wiedemann Ranch GHAD Program Budget